

W.P.



SURF CITY EXTRATERRITORIAL
AREA STUDY



CAPE FEAR COUNCIL OF GOVERNMENTS
JULY 1979

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North Carolina Coastal Management Program
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North Carolina Coastal Management Program

INTRODUCTION

The Town of Surf City was incorporated in 1948. This municipality is primarily situated on a barrier island on Pender County's coastline. The incorporated area does include a small area on the mainland west of the N. C. Highway 210/50 Intracoastal Waterway Bridge. Growth south and north are restricted by the corporate limits of Topsail Beach and the Onslow County line.

The development of the municipality occurred in a rapid and unplanned manner. Land utilization was initiated by the private adaptation of a transportation network constructed by the military during World War II. The main road constructed behind the islands frontal dune system still serves as the island's main transportation artery.

Although the town has adopted a zoning ordinance, its implementation was too late to prevent an undesirable mixture of commercial, residential, and recreational uses. New structures are intermingled with old, motels with trailer parks, and commercial uses exist throughout the developed area.

Surf City has also adopted the N. C. State Building Code. The correct enforcement of the code will insure that new structures will be safe for their occupants and will not be a danger to surrounding property owners. The code will have little effect on the continued existence of older, deteriorating or dilapidated structures concentrated in parts of the town.

The incorporated area on the barrier island contains approximately 550 acres that are suited for development. About half of that area has existing uses and the remaining land has almost totally been subdivided.

The major concern over further development is the land's physical capacity to absorb it. Wastewater is not treated by the town. All structures must rely on septic tanks. Soils in the area have severe limitations for septic tanks. Not only does the town have to contend with the problems it creates by utilizing septic tanks, but pollution from surrounding areas has also been determined.

It is evident that the town must exert some control, where legal, over the development around it. Since the corporate limits are restricted on the south, east, and north, the town has turned its attention to the west.

The area west of the Intracoastal Waterway Bridge is under great development pressure. The cost of land on the island, newly adopted land use regulations, and other factors have caused uncontrolled and rapid development of this

area. Land use can be characterized as mixed. Access to residential area is provided in most cases over unpaved roads. Density is not controlled. The further pollution of surrounding shellfish waters and ground water supplies can be expected without controls.

To prevent possible future health hazards to the citizens of Surf City and to assure the orderly growth in areas surrounding the corporate limits, the town is proposing to extend its jurisdiction over an area defined roughly as being within one-mile of its corporate limits. This document is intended to be a guide to obtaining that jurisdiction.

LEGISLATION APPLICABLE TO ESTABLISHING
EXTRATERRITORIAL JURISDICTION

All North Carolina municipalities are authorized by statute to exercise planning and development controls within the corporate limits and for a distance of up to one mile from the corporate limits. Municipalities having a population of at least 10,000 but not more than 25,000 may exercise such controls for a distance of two miles. Municipalities having a population of more than 25,000 may extend controls up to three miles.

The statute, G.S. 160A-360, expressly prohibits a municipality from exercising any power in the extraterritorial area that is not enforced within the corporate limits. Municipalities cannot extend control over an extraterritorial area if the County Commission has adopted and is enforcing; a zoning ordinance, subdivision regulations, and the N. C. State Building Code unless the county formally agrees.

When a municipality extends control to an area regulated by the county, county regulations remain in effect until the municipality has formally adopted and begins enforcing comparable regulations. These agreements between a county and a municipality must be formally adopted by resolution (Refer to G.S. 153A-320 to 324).

The boundaries established must, to the extent feasible, be identifiable on the ground in terms of geographic features. A municipality may "exclude from its extraterritorial jurisdiction, areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city."

Statute specifies that all extraterritorial areas must be shown on a map. Such areas must also be set forth in a written description. The map must be delineated in the manner prescribed in G.S. 160A-22.

What follows is a direct copy of all General Statutes that are applicable to this process:

§ 160A-360. Territorial jurisdiction. - (a) All of the powers granted by this Article may be exercised by any city within its corporate limits. In addition, any city may exercise these powers within a defined area extending not more than one mile beyond its limits. With the approval of the board or boards of county commissioners with jurisdiction over the area, a city of 10,000 or more population but less than 25,000 may exercise these powers over an area extending not more than two miles beyond its limits and a city of 25,000 or more population may exercise these powers over an area extending not more than three miles beyond its limits. The boundaries of the city's extraterritorial jurisdiction shall be the same for all powers conferred in

this Article. No city may exercise extraterritorially any power conferred by this Article that it is not exercising within its corporate limits.

(b) Any council wishing to exercise extraterritorial jurisdiction under this Article shall adopt, and may amend from time to time, an ordinance specifying the areas to be included based upon existing or projected urban development and areas of critical concern to the city, as evidenced by officially adopted plans for its development. Boundaries shall be defined, to the extent feasible, in terms of geographical features identifiable on the ground. A council may, in its discretion, exclude from its extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, or areas whose projected development will have minimal impact on the city. The boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques. This delineation shall be maintained in the manner provided in G.S. 160A-22 for the delineation of the corporate limits, and shall be recorded in the office of the register of deeds of each county in which any portion of the area lies.

(c) Where the extraterritorial jurisdiction of two or more cities overlaps, the jurisdictional boundary between them shall be a line connecting the midway points of the overlapping area unless the city councils agree to another boundary line within the overlapping area based upon existing or projected patterns of development.

(d) If a city fails to adopt an ordinance specifying the boundaries of its extraterritorial jurisdiction, the county of which it is a part shall be authorized to exercise the powers granted by this Article in any area beyond the city's corporate limits. The county may also, on request of the city council, exercise any or all these powers in any or all areas lying within the city's corporate limits or within the city's specified area of extraterritorial jurisdiction.

(e) No city may hereafter extend its extraterritorial powers under this Article into any area for which the county at that time has adopted and is enforcing a zoning ordinance and subdivision regulations and within which it is enforcing the State Building Code. However, the city may do so where the county is not exercising all three of these powers, or when the city and the county have agreed upon the area within which each will exercise the powers conferred by this Article.

(f) When a city annexes, or a new city is incorporated in, or a city extends its jurisdiction to include, an area that is currently being regulated by the county, the county regulations and powers of enforcement shall remain in effect until (i) the city has adopted such regulations, or (ii) a period of 60 days has elapsed following the annexation or incorporation, whichever is sooner. During this period the city may hold hearings and take any other measures that may be required in order to adopt its regulations for the area.

(g) When a local government is granted powers by this section subject to the request, approval, or agreement of another local government, the request, approval, or agreement shall be evidenced by a formally adopted resolution of that government's legislative body. Any such request, approval, or agreement can be rescinded upon two years' written notice to the other legislative bodies concerned by repealing the resolution. The resolution may be modified at any time by mutual agreement of the legislative bodies concerned.

(h) Nothing in this section shall repeal, modify, or amend any local act which defines the boundaries of a city's extraterritorial jurisdiction by metes and bounds or courses and distances.

(i) Whenever a city or county, pursuant to this section, acquires jurisdiction over a territory that theretofore has been subject to the jurisdiction of another local government, any person who has acquired vested rights under a permit, certificate, or other evidence of compliance issued by the local government surrendering jurisdiction may exercise those rights as if no change of jurisdiction had occurred. The city or county acquiring jurisdiction may take any action regarding such a permit, certificate, or other evidence of compliance that could have been taken by the local government surrendering jurisdiction pursuant to its ordinances and regulations. Except as provided in this subsection, any building, structure, or other land use in a territory over which a city or county has acquired jurisdiction is subject to the ordinances and regulations of the city or county.

§ 160A-22. Map of corporate limits. - The current city boundaries shall at all times be drawn on a map, or set out in a written description, or shown by a combination of these techniques. This delineation shall be retained permanently in the office of the city clerk. Alterations in these established boundaries shall be indicated by appropriate entries upon or additions to the map or description made by or under the direction of the officer charged with that duty by the city charter or by the council. Copies of the map or description reproduced by any method of reproduction that gives legible and permanent copies, when certified by the city clerk, shall be admissible in evidence in all courts and shall have the same force and effect as would the original map or description. The council may provide for revisions in any map or other description of the city boundaries. A revised map or description shall supersede for all purposes the earlier map or description that it is designated to replace. (1971,c.698,s.1;1973,c.426,s.10.)

§ 153A-320. Territorial jurisdiction. - Each of the powers granted to counties by this Article, by Chapter 157A, and by Chapter 160A, Article 19 may be exercised throughout the county except as otherwise provided in G.S. 160A-360. (1959,c.1006,s.1;c.1007;1965,c.194,s.2; c.195;1969,c.1066,s.1;1973,c.822,s.1.)

§ 153A-321. Planning agency. - A county may by ordinance create or designate one or more agencies to perform the following duties:

- (1) Make studies of the county and surrounding areas;
- (2) Determine objectives to be sought in the development of the study area;
- (3) Prepare and adopt plans for achieving these objectives;
- (4) Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- (5) Advise the board of commissioners concerning the use and amendment of means for carrying out plans;
- (6) Exercise any functions in the administration and enforcement of various means for carrying out plans that the board of commissioners may direct;

- (7) Perform any other related duties that the board of commissioners may direct.

An agency created or designated pursuant to this section may include one or more of the following, with any staff that the board of commissioners considers appropriate:

- (1) A planning board or commission of any size (not less than three members) or composition considered appropriate, organized in any manner appropriate;
- (2) A joint planning board created by two or more local governments according to the procedures and provisions of Chapter 160A, Article 20, Part 1. (1945, c. 1040, s. 1; 1955, c. 1252; 1957, c. 947; 1959, c. 327, s. 1; c. 390; 1973, c. 822, s. 1.)

§ 153A-322. Supplemental powers. - A county or its designated planning agency may accept, receive, and disburse in furtherance of its functions funds, grants, and services made available by the federal government or its agencies, the State government or its agencies, any local government or its agencies, and private or civic sources. A county, or its designated planning agency with the concurrence of the board of commissioners, may enter into and carry out contracts with the State or federal governments or any agencies of either under which financial or other planning assistance is made available to the county and may agree to and comply with any reasonable conditions that are imposed upon the assistance.

A county, or its designated planning agency with the concurrence of the board of commissioners, may enter into and carry out contracts with any other county, city, regional council, or planning agency under which it agrees to furnish technical planning assistance to the other local government or planning agency. A county, or its designated planning agency with the concurrence of the board of commissioners, may enter into and carry out contracts with any other county, city, regional council, or planning agency under which it agrees to pay the other local government or planning agency for technical planning assistance.

A county may make any appropriations that may be necessary to carry out an activity or contract authorized by this Article, by Chapter 157A, or by Chapter 160A, Article 19 or to support any planning agency that it may create or designate pursuant to this Article. (1945, c. 1040, s. 1; 1955, c. 1252; 1957, c. 947; 1959, c. 327, s. 1; c. 390; 1973, c. 822, s. 1.)

§ 153A-323. Procedure for adopting or amending ordinances under this Article and Chapter 160A, Article 19. - Before adopting or amending any ordinance authorized by this Article or Chapter 160A, Article 19, the board of commissioners shall hold a public hearing on the ordinance or amendment. The board shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published the first time not less than 15 days nor more than 25 days before the date fixed for the hearing. (1959, c. 1006, s. 1; c. 1007; 1973, c. 822, s. 1.)

§ 153A-324. Enforcement of ordinances. - In addition to the enforcement provisions of this Article and subject to the provisions of the ordinance, any ordinance adopted pursuant to this Article, to Chapter 157A, or to Chapter 160A, Article 19 may be enforced by any remedy provided by G.S. 153A-123. (1959, c. 1006, s. 1; 1961, c. 414; 1973, c. 822, s. 1.)

EXISTING LAND USE ANALYSIS

The area that can be considered for extraterritorial control by the Town of Surf City roughly includes the Sloop Point area (Secondary Roads 1578 and 1579), the Watts Landing Area C (Secondary Road 1560), and that area bounded by the north bank of Bishop Creek - NC 210 - SR 1534 - Beasleys Creek. Each area's development characteristics are presented below:

Sloop Point; An extension of the Surf City south corporate limits boundary intersects SR 1579 and the one mile limit just south and west of the intersection of SR 1578 and SR 1579. Development in the area has been significant in recent years. Approximately 30 dwelling units exist in the area. All are single family.

With the exception of the eastern limits of the secondary roads all of the land is high and rolling. A high percentage of the land in the area is under cultivation or is forested. The eastern limits of the secondary roads provide access to property along the Intracoastal Waterway. It is in this area that development is most dense.

Watts Landing; This community has approximately 53 dwelling units, all with single family classifications. As with the Sloop Point area, the major attraction to this area seems to be water access. The majority of these units are near the north bank of Virginia Creek, along the Waterway, and to the south bank of Bishop Creek.

SR 1538 and Private Roads; This area is densely developed, particularly on the east side of SR 1538. Again the major attraction is water view and/or access. Development has continued in this area south from the end of SR 1538 to the north bank of Bishop Creek. Unplanned growth is continuing from this established area west along property adjacent to the creek.

SR 1584; This unpaved secondary road supports a densely populated area with 47 dwelling units. Units on the east side of the road are particularly dense.

SR's 1535 and 1588; These unpaved secondary roads do not originate in the proposed extraterritorial area. Presently both roads are sparsely developed with agriculture and woodland being the predominant land use. There is a concentration of more than a dozen mobile homes at the end of SR 1588 near Beasleys Creek.

EXISTING LAND USE ANALYSIS (contd.)

Soils; All of these areas are located in a soil classification titled Kenansville-Leon-Lakeland. These soils have moderate limitations, but can be altered to accommodate development by proper planning and management. These three soil types are typical upland soils of the coastal plains. They are all sandy in nature and are found inland of the flood plains of rivers and creeks.

These soils are moderately to poorly drained. The types are characterized as gray to light gray sand surface soils with yellow, mottled with gray to gray and yellow sand subsoils. Surface runoff is generally slow.

Topography; The topography of the area is generally flat with gradients of less than 5 percent. The exception occurs immediately outside of the flood plains of the creeks and Waterway. Here grades are greater than those of surrounding areas.

Vegetation; The vegetation on uncleared land is about equally divided between loblolly pine - shortleaf pine - turkey oak - wire grass and a medium dense growth of mixed pine and hardwoods with bay, gallberry, and myrtle undergrowth. The latter areas are prevalent in lower elevations.

Flood Plains; The proposed extraterritorial has four main flood sources, the Intracoastal Waterway, Virginia Creek, Bishop Creek, and Beasleys Creek. The flood plain for all of these water bodies extends approximately one half mile inland of the normal high water mark. These lines were taken from official one hundred year flood contours furnished by the U.S. Geological Survey.

Summary; The land in the proposed extraterritorial area is largely undeveloped with the exception of concentrations near water view and access. Where development has occurred it is usually dense with poor access. Ninety-eight percent of the development is for residential use. A very high percentage of the residences are mobile homes.

Commercial uses are limited to four sites, three of which are on NC 210/50. Although these uses are minimal now, the vacant property along NC 210 encourages this type of growth.

The land not used for residential or commercial uses is either classified as woodland or farmland. Major farm products in the area include soybeans, corn, and tobacco.

EXISTING LAND USE ANALYSIS (contd.)

The proposed area for extraterritorial jurisdiction will probably continue the trend of being divided for individual home sites and mobile home parks. This trend if uncontrolled will add significantly to the pollution problems now found in the estuarine areas surrounding Surf City. If a sewer main should be constructed through the area it would increase the rate of development in the area (assuming town policy would allow tap ons). In addition to septic problems caused by intense development on soils with moderate capability, uncontrolled growth in such areas creates problems with fire protection, transportation and law enforcement.

PROPOSED EXTRATERRITORIAL AREA

Statutes allow municipalities the size of Surf City to control development in an area not to exceed one mile from the corporate limits. The allowable area includes land on the south side of Virginia Creek and an area in Onslow County. Those areas will impose complication and logistical problems in the enforcement of ordinances.

It is recommended that the extraterritorial area include land within one mile of the corporate limits from the north side of Virginia Creek to the Onslow County line. That area is described below:

SURF CITY EXTRATERRITORIAL BOUNDARY

Begin at a point on the center line of N.C. Highway 50/210, that is 1,280' southeast of the intersection of N.C. Highways 50 and 210. Proceed then ENE 20° along a straight line for a distance of 3,547.5'. Then continue NNE 39°, crossing S.R. 1535 at a point 990' from its origin at S.R. 1534, to the Pender/Onslow county line on the south bank of Beasleys Creek. Proceed southeasterly along the county line across the Intracoastal Waterway to the northernmost point [corner] of the Surf City boundary. Then proceed along the western boundary of the Town of Surf City, which is the same as the east bank of the Intracoastal Waterway (except in so far as it deviates to encompass lands adjacent to N.C. Highway 50/210 as far northwest as secondary road 1538, where the boundary of the extraterritorial area correspondingly deviates). Resuming course along the east bank of the Intracoastal Waterway, continue to a point 15,100' from the point at which the east bank passes under the median of the revolving bridge on N.C. Highway 50/210. Then proceed NNW across the Intracoastal Waterway and along the center line of Virginia Creek for a distance of 6,640'. Then proceed ENE 56° 4,702.5' to the center line of S.R. 1560, Watts Landing Road, at a point 5,940 feet from its divergence from N.C. Highway 210. Continue ENE, 63°30', 5,570'(feet) crossing Bishop Creek approximately one mile from the east bank of the Intracoastal Waterway; and terminating at a point 1,072.5' from the center line of Bishop Creek. Then proceed NNE 35° to the point of beginning.

PROPOSED CONTROLS

Statute prohibits imposing controls on an extraterritorial area that are not enforced within the corporate limits. Currently Surf City administers and enforces the following ordinances:

Subdivision Regulations
Zoning Ordinance
Mobile Home Park Ordinance
N. C. State Building Code

It is recommended that all of these ordinances be enforced in the extraterritorial area described in a previous section.

A problem exists with the zoning ordinance. There are only three zones identified; Single Family, Multiple Family, and Commercial. The single family zone allows residential development on lots that have only 5,000 square feet. This density level should be allowed only in areas that have municipal services (water, sewer, fire protection, and police protection). Those services, with the exception of fire protection, are not available in the proposed extraterritorial area.

It is recommended that the existing zoning ordinance be amended to include an "agriculture-forestry district". That designation would apply to all land in the extraterritorial area. The ordinance would be amended as follows:

Sec. 29-19 AF, Agriculture/Forestry District

The following regulations shall apply to the AF District.

(a) Uses permitted. The following uses are permitted:

- (1) Agriculture
- (2) Forestry, production and harvesting
- (3) Single family dwellings
- (4) Accessory buildings to agricultural, forestry, and residential uses provided that no accessory building shall be rented or occupied for gain and provided that all accessory buildings shall meet the provision of applicable building codes
- (5) Home occupations
- (6) Individual mobile homes, provided they meet the lot and setback requirements for single family homes
- (7) Mobile home parks provided they meet the requirements of the Mobile Home Park Ordinance
- (8) Public parks, playgrounds

(b) Building site area (intensity of use):

The minimum building site area shall be one lot or parcel of land twenty-thousand square feet in area for each dwelling unit. Such parcels of land or lots shall be a minimum of one hundred feet in width at the building line. Where a parcel of land or lot is occupied by a dwelling unit or is a lot of record as of _____, such parcel or lot may be occupied by a single family provided minimum front, side, and rear yard requirements of this section are met.

- (c) Front yard. There shall be a front yard of a depth not less than twenty-five feet.
- (d) Side yard. There shall be a side yard, the width of which shall not be less than twelve feet.
- (e) Rear yard. There shall be a rear yard, the depth of which shall not be less than twenty-five feet.

This change to the zoning ordinance must be made prior to the inclusion of an extraterritorial area. The official Zoning Map of Surf City should also be amended to incorporate these changes. Other ordinances will be enforced as they are written.

STEPS FOR IMPLEMENTATION

- I. Review of Proposal by Planning Board in June. Recommendations. Corrections.
- II. Review by Commissioners in June. Recommendations. Corrections. Adoption.
- III. Amendment to the Zoning Ordinance.
 - A. Public hearing notification on or around 7/1/79. (Published once a week for two successive weeks).
 - B. Public hearing held on or around 7/16/79. Input considered. Corrections.
 - C. Amendments adopted on or around 7/31/79.
- IV. Extraterritorial Area Established
 - A. Public hearing notification on or around 8/5/79 (Published once a week for two successive weeks).
 - B. Public hearing held on or around 8/20/79. Input considered. Corrections.
 - C. Extraterritorial area established on or around 8/31/79. To become effective October 1, 1979.
 - D. Maps drawn, signs posted, personnel trained between 8/31/79 and 9/30/79.
 - E. Enforcement of ordinances initiated on 10/1/79.
- V. Plan Amendments
 - A. Land Development Plan amended to include Extraterritorial Area as Transition Area 10/1/79 - 6/30/80. Plan updated.
 - B. All ordinances reviewed to determine conformance with Coastal Management Act 10/1/79 - 6/30/80.

APPENDICES

AN ORDINANCE ESTABLISHING EXTRATERRITORIAL
JURISDICTION BOUNDARIES FOR SURF CITY

WHEREAS, the 1971 General Assembly of the State of North Carolina revised the enabling acts granting authority to municipalities to adopt, administer, and enforce zoning and subdivision regulation ordinances, building and minimum housing standards codes and other related measures, and

WHEREAS, G.S. 160A-360 provides that the delegated municipal powers conferred by Article 19 of Chapter 160A may be exercised within the extraterritorial jurisdiction surrounding a municipality within an area defined by geographical features identifiable on the ground, but extending not more than one (1) mile beyond its corporate limits, provided that such powers are exercised by the municipality within its corporate limits, and

WHEREAS, G.S. 160A-360 further provides that any municipality wishing to exercise extraterritorial jurisdiction of powers conferred under Article 19, Chapter 160A shall adopt, and may amend from time to time, an ordinance specifying the areas to be included, and

WHEREAS, the area is to be based upon existing or projected urban development and areas of critical concern to the municipality evidenced by the officially adopted plans for its development, and is to be defined, to the extent feasible, in terms of geographic features identifiable on the ground, with the exceptions that the municipality may, in its discretion, exclude from such extraterritorial jurisdiction areas lying in another county, areas separated from the city by barriers to urban growth, areas whose projected development will have little impact upon the city and areas where the extraterritorial jurisdiction of two or more municipalities overlaps, and the jurisdictional boundary between them is a line connecting the midway points of the overlapping area or another boundary line within the overlapping area based upon existing or projected patterns of development and mutually agreed upon by the municipal governing bodies, and

WHEREAS, G.S. 160A-360 further requires that the boundaries specified in the ordinance shall at all times be drawn on a map, set forth in a written description, or shown by a combination of these techniques, and maintained in the same manner as required by G.S. 160A-22 for the delineation of the corporate limits, further provided that said delineation shall be recorded in the office of the Register of Deeds of Pender County in which the area lies, and

WHEREAS, the Commission of the Town of
(name of governing body) (town/city)
Surf City deems it to be in the public interest and beneficial
(name of town)
to the public health, safety, and welfare to exercise certain powers authorized by Article 19, Chapter 160A in the extraterritorial jurisdiction surrounding the municipality

NOW, THEREFORE, BE IT ORDAINED BY THE Commission of the
(name of governing body)
Town of Surf City. :
(town/city) (name of town)

AN ORDINANCE ESTABLISHING EXTRATERRITORIAL JURISDICTION FOR MUNICIPAL REGULATORY POWERS CONFERRED BY ARTICLE 19 OF CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

Section 1. The Town of Surf City hereby establishes
(town/city) (name of town)
boundaries for the extraterritorial enforcement of the following ordinances:

1. Zoning Ordinance
2. Subdivision Regulations
3. N. C. State Building Code
4. Ordinances Creating
 - a) the Municipal Planning Board
 - b) the Municipal Inspection Department
5. Mobile Home Park Ordinance

Section 2. Said boundaries are delineated on the face of a map, entitled "Extraterritorial Jurisdiction of the Town of Surf City,"
(town/city) (name of town)
which is attached hereto and is hereby adopted by reference.

Lands within the defined extraterritorial limits are included because:

1. That area is undergoing rapid residential and commercial development that is uncontrolled by municipal or county ordinance.
2. Overdevelopment may increase the problems resulting in the pollution of surrounding estuarine areas.
3. The completion of proposed sewer lines from Surf City to a treatment site inland will further spur development.

Lands that could possibly be included in the extraterritorial area were excluded because (1) a portion falls in the possible jurisdiction of Topsail Beach and (2) a portion falls in the jurisdiction of another county (Onslow).

Section 3. The official copy of this ordinance and map shall be on record in the office of the town clerk for public inspection during normal
(city/town)
business hours. The town clerk shall cause a certified copy of this
(city/town)
ordinance and map and any subsequent amendments to be recorded in the office of the Register of Deeds of the County of Pender. The town clerk
(town/city)
shall cause signs, signposts, or similar readily-identifiable markers to be installed at all points of intersection of the above-described boundary with all roads, streets, highways and railroads.

Section 4. All ordinances or parts of ordinances of the Town
(town/city)
of Surf City which are in conflict herewith are hereby repealed to
(name of town)
the extent of such conflict.

Section 5. This ordinance shall have full force and effect from and
after (effective date of ordinance).

